

**EAST AYRSHIRE COUNCIL****HOUSING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 8 NOVEMBER 2000 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jimmy Kelly, Ann Hay, Stephanie Young, Daniel Coffey, Willie Coffey, Lilian MacLean, John Weir, Drew McIntyre, David Macrae, Alan Campbell, John Knapp, George Smith, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillor Jimmy Carmichael.

**ATTENDING:** Fiona Lees, Depute Chief Executive/Director of Corporate Resources; James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Anna Gallagher, Solicitor/Team Leader; Paul McVey, Area Housing Manager; Campbell Johnston, Design Services Manager; David McLellan, Financial Services Manager; Julie Armstrong, Principal Administrative Officer; David Morgan, Public Relations Officer; Allan McKnight, Solicitor; Angela Cameron, Accountancy Assistant; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Douglas Reid, Jane Darnbrough, Jim Raymond and Tommy Farrell.

**CHAIR:** Councillor Jimmy Kelly, Chair.

**HOUSING CAPITAL SUB-COMMITTEE OF 25 OCTOBER 2000**

1. There were submitted and approved both as a correct record and in respect of the recommendations contained therein, the Minutes of the meeting of the Housing Capital Sub-Committee of 25 October 2000 (circulated) as shown in the Appendix to these Minutes.

**BRITISH GAS TRADING - ENERGY EFFICIENCY STANDARDS OF PERFORMANCE : SOCIAL HOUSING PROGRAMME**

2. There was submitted a report dated 7 November 2000 (circulated) by the Director of Homes and Technical Services which advised of the availability of grant funding by British Gas Trading, and sought authority to enter into extended contractual arrangements which were required to secure the available grant funding.

It was agreed:-

- (i) to approve the pursuance of grant funding to support expenditure upon cavity wall insulation projects from British Gas Trading;
- (ii) to approve the extension of existing contracts with Miller Pattison Ltd, to undertake further cavity wall insulation works during the current financial year, in order to make up the potential underspend of £84,266.71 resulting from the anticipated award of grant funding at this stage; and
- (iii) that the Director of Homes and Technical Services investigate the possibility of additional grant funding being made available through further acceleration of cavity wall insulation works.

## BUDGETARY REPORTS

### **3.1 HOMES AND TECHNICAL SERVICES - CENTRAL REPAIRS ACCOUNT TO 22 SEPTEMBER 2000 (PERIOD 6)**

There was submitted and noted a joint report dated 30 October 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Central Repairs Account for the period ended 22 September 2000 (Period 6).

### **3.2 HOMES AND TECHNICAL SERVICES - PROPERTY TO 22 SEPTEMBER 2000 (PERIOD 6)**

There was submitted and noted a joint report dated 30 October 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Property for the period ended 22 September 2000 (Period 6).

### **3.3 HOMES AND TECHNICAL SERVICES - TECHNICAL SERVICES TO 22 SEPTEMBER 2000 (PERIOD 6)**

There was submitted and noted a joint report dated 30 October 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for Homes and Technical Services - Technical Services for the period ended 22 September 2000 (Period 6).

### **3.4 HOUSING REVENUE ACCOUNT TO 22 SEPTEMBER 2000 (PERIOD 6)**

There was submitted a joint report dated 30 October 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position of the Housing Revenue Account for the period ended 22 September 2000 (Period 6).

Councillor Kelly, seconded by Councillor Macrae moved to note the terms of the report.

Councillor W Coffey, seconded by Councillor D Coffey moved as an amendment that the Council call for help and seek advice and assistance again from the Scottish Executive in order to bring management of the Housing service under control.

On a division by a show of hands, the motion was carried by 9 votes to 6.

### **3.5 GENERAL FUND HOUSING TO 22 SEPTEMBER 2000 (PERIOD 6)**

There was submitted and noted a joint report dated 30 October 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services which advised of the current budgetary control position and the projected out-turn for the year for the General Fund Housing for the period ended 22 September 2000 (Period 6).

**REVIEW OF COUNCIL HOSTEL ACCOMMODATION - LONGPARK  
(Item 2, Page 1010, 99/02)**

4. There was submitted a joint report dated 23 October 2000 (circulated) by the Director of Homes and Technical Services and the Director of Educational and Social Services which advised of the outcome of consultations with tenants on options for the future use of Longpark Hostel.

It was agreed:-

- (i) to the re-housing of the existing Hostel residents as indicated within the report, with financial support as required under the terms of the Land Compensation (Scotland) Act 1973 (amended);
- (ii) that the Directors of Homes and Technical Services and of Educational and Social Services further consider alternative options for the future use of the Hostel building and/or site and that the Director of Homes and Technical Services enter into preliminary discussions with an interested developer and report on the outcome to a future meeting; and
- (iii) otherwise, to note the terms of the report.

**ENERGY ADVICE UNIT: UPDATE REPORT**

5. There was submitted and noted a report dated 2 October 2000 (circulated) by the Director of Homes and Technical Services which provided an update on recent developments in the implementation of the Council's response to its obligations under the terms of the Home Energy Conservation Act 1995 (HECA).

**ROUGH SLEEPERS INITIATIVE (Item 3, Page 874, 99/02)**

6. There was submitted a report dated 25 October 2000 (circulated) by the Director of Homes and Technical Services which provided an update on the current position of the Rough Sleepers Initiative.

It was agreed:-

- (i) to note the current situation with regard to the Rough Sleepers Project, as indicated in the report; and
- (ii) that the Director of Homes and Technical Services would submit a report on further progress of the Project to a future meeting.

**MANAGING ABSENCE**

7. There was submitted and noted a report dated 21 August 2000 (circulated) by the Director of Homes and Technical Services which provided an analysis of absence within the Department of Homes and Technical Services for the third quarter of 2000 and indicated what action the Department was taking in relation to the management of absence.

**HEALTH AND SAFETY PROGRESS REPORT**

8. There was submitted and noted a report dated 24 October 2000 (circulated) by the Director of Homes and Technical Services which advised of progress being made in the field of Health and Safety across the Department of Homes and Technical Services.

### **VOID MANAGEMENT (Item 2.4, Page 1211, 99/02)**

9. There was submitted a report dated 24 October 2000 (circulated) by the Director of Homes and Technical Services on the actions needed to address the problem of void properties in East Ayrshire.

Councillor W Coffey, seconded by Councillor D Coffey, moved that the Council should call for help and seek external assistance from the Scottish Executive in addressing problems associated with the management of void houses and should consider the establishment of (i) a housing information/advice call centre; (ii) a formal tenants exchange service; and (iii) a mechanism which would directly involve tenants in post work inspections of repairs carried out to their houses.

Councillor Kelly, seconded by Councillor Macrae moved as an amendment:-

- (i) to approve the short-term action plan for improving void administration performance as detailed within paragraph 5.1 of the report;
- (ii) to approve the medium-term and long-term proposals to develop and implement a long-term comprehensive strategy for dealing with the problems of low demand housing as detailed within paragraph 6.3 of the report; and
- (iii) that the Director of Homes and Technical Services submit to future meetings, further regular reports on progress made in dealing with the problem of void properties.

On a division by a show of hands the amendment was carried by 8 votes to 7.

Councillors Hay, Weir and Campbell left the meeting at this point.

### **LAND AT MILL O'SHIELD ROAD, DRONGAN (Item 8, Page 1092, 99/02)**

10. There was submitted a report dated 2 November 2000 (circulated) by the Director of Homes and Technical Services which requested that the Committee declare surplus to requirements an area of ground at Mill O'Shield Road, Drongan and note that the Director of Development Services was negotiating the terms and conditions of disposal to Ayrshire and Arran Primary Care NHS Trust.

It was agreed:-

- (i) that the area of ground in question be declared surplus to requirements; and
- (ii) to note that, subject to further detailed discussions, the area of ground required to allow this development to proceed would be disposed of to Ayrshire and Arran Primary Care NHS Trust.

### **EXCLUSION OF PRESS AND PUBLIC**

11. The Committee resolved that under Section 50A(4) of the Local Government (Scotland) Act 1973, as amended, the Press and public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 6 of Schedule 7A of the Act.

**EAST AYRSHIRE HOUSING PARTNERSHIP**

12. There was submitted a report dated 2 November 2000 (circulated) by the Director of Homes and Technical Services on the current position with regard to the East Ayrshire Housing Partnership and their Articles and Memorandum of Association.

It was agreed:-

- (i) that the Council retain its present membership of the Board of the East Ayrshire Housing Partnership, pending conclusion of the Partnership's internal discussions and the ratification of any proposed changes to the Partnership's Memorandum and Articles of Association at the proposed Extra-ordinary General Meeting of the Partnership to be held early in the New Year;
- (ii) to note that a further report detailing the proposed changes to the Partnership's Memorandum and Articles of Association would be submitted to this Committee on conclusion of the Partnership's internal discussions; and
- (iii) otherwise, to note the terms of the report.

**BUDGETARY CONTROL REPORT - BUILDING AND WORKS DLO  
TO 22 SEPTEMBER 2000 (PERIOD 6)**

13. There was submitted and noted a joint report dated 30 October 2000 (circulated) by the Director of Finance and the Director of Homes and Technical Services on the budgetary control position of the Building and Works DLO for the period ended 22 September 2000 (Period 6).

The meeting terminated at 1147 hours.

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**APPENDIX I**

**EAST AYRSHIRE COUNCIL**

**HOUSING CAPITAL SUB-COMMITTEE OF THE HOUSING COMMITTEE**

**MINUTES OF MEETING HELD ON WEDNESDAY 25 OCTOBER 2000 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Jimmy Kelly, Willie Coffey, Lilian MacLean, John Weir, Drew McIntyre, John Knapp and Julie Faulds.

**ATTENDING:** James Lavery, Director of Homes and Technical Services; Chris McAleavey, Head of Homes; Bill Walkinshaw, Administration Manager; Alan Paterson, Principal Quantity Surveyor; Alan Rodger, Senior Accountant; Anna Gallagher, Solicitor/Team Leader; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Douglas Reid, David Macrae, Tommy Farrell and Provost Jimmy Boyd.

**CHAIR:** Councillor Jimmy Kelly, Chair.

**HOUSING CAPITAL PROGRAMME**

**1.1 PROGRESS REPORT 2000/2001**

There was submitted a report dated 16 October 2000 (circulated) by the Director of Homes and Technical Services which advised of the financial and physical progress of the Housing Capital Programme 2000/2001.

It was agreed:-

- (i) to note the terms of the report and the current level of projected overspend, being £3,418.65; and
- (ii) that the Director of Homes and Technical Services continue to monitor the financial situation and carry out such actions as are required to maintain the programme within the agreed capital allocation.

**1.2 CAPITAL RECEIPTS 2000/2001**

There was submitted a report dated 17 October 2000 (circulated) by the Solicitor to the Council which provided an update on the position with regard to the estimated Housing Capital Receipts for the current financial year.

It was agreed to note the content of the report, which, amongst other things, indicated:-

- (i) that as at 22 September 2000, capital receipts amounted to £3,683,641 in respect of 285 transaction settled up to that date; and
- (ii) that for the whole of the financial year, capital receipts were now estimated at £6,800,000 having regard to the application rate and the anticipated take-up rate of offers to sell for the remainder of the year; and that other capital receipts were estimated at £20,000.

### 1.3 AWARDING OF CONTRACTS

There was submitted and noted a report dated 3 October 2000 (circulated) by the Depute Chief Executive/Director of Corporate Resources which provided, for information, details of tenders which had been accepted, as shown in the Annexation to these Minutes.

#### **PROPERTIES AT NOS. 2-110 CASTLEVIEW, GALSTON**

2. There was submitted a report dated 12 October 2000 (circulated) by the Director of Homes and Technical Services on the findings of the recent tenant consultation exercise in respect of the options available for future action relative to the flatted/maisonette properties at Nos. 2-110 Castleview Avenue, Galston.

It was agreed:-

- (i) to authorise the Director of Homes and Technical Services to continue dialogue with the tenants of the flats concerned, with regard to all of the options available for action;
- (ii) that a further report on the outcome of (i) be submitted to a future meeting of this Sub-Committee for consideration; and
- (iii) that the Director of Homes and Technical Services continue with wind and watertight repairs to the flats as required in the meantime.

Councillor Faulds joined the meeting during consideration of the above Item.

#### **EXCLUSION OF PRESS AND PUBLIC -**

3. It was agreed that under Section 50A(4) of the Local Government (Scotland) Act 1973, as amended, the Press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 9 of Schedule 7A of the Act.

#### **PROPOSED RE-ACQUISITION OF FORMER COUNCIL HOUSE AT 56A MEIKLEWOOD ROAD, KILMARNOCK**

4. There was submitted a report dated 17 October 2000 (circulated) by the Solicitor to the Council which sought authority to re-acquire the former Council house at 56A Meiklewood Road, Kilmarnock.

It was agreed to recommend that the property at 56A Meiklewood Road, Kilmarnock be re-acquired by the Council and that the Solicitor to the Council be authorised to conclude the transaction on the terms outlined in Section 5 of the report.

The meeting terminated at 1022 hours.

## ANNEXATION A

<b>CONTRACT</b>	<b>SUCCESSFUL CONTRACTOR</b>	<b>AMOUNT (EXCLUDING FEES)</b>
Replacement of Sanitary Appliances to 120 Houses, 2000/2001 Programme, Phase 1	Thomson (of Ayr), Ayr	£70,880.62
Replacement of Kitchen Fitments to 205 Houses, 2000/2001 Programme, Phase 1	James Frew Ltd, Stevenston	£326,108.99
Re-roofing of Block A at Grange Academy, Kilmarnock	W G Walker & Co, Ayr	£41,167.64
Re-roofing of Various Areas, Auchinleck Academy, Auchinleck	Pirie & Co Ltd, Paisley	£65,822.11
Re-roofing of Shawbank Place and Bellsland Place, Kilmarnock, Phase 2	John Moulds (Kilmarnock) Ltd, Kilmarnock	£136,506.68
Re-roofing of approximately 43 houses, 2000/2001 Programme, Phase 4	Ridgewood Roofing Ltd, East Kilbride	£175,462.14
Replacement of Doors and Screens, 2000/2001 Programme, Phase 1	J & S McFadyen, Carluke	£181,949.25
Non Traditional Modernisation of 4 Houses at Broomhill Quadrant, Kilmarnock, 2000/2001 Programme, Phase 3	Anderson & Innes Ltd, Kilmarnock	£159,155.96
Demolition of Ex-housing Stock, Campbeltown Drive, Kirn Road, Northcraig Road and Donaldson Drive, Kilmarnock	Burnthills Demolition, Johnstone	£71,019.90
CCTV System Maintenance Contract	Scotshield Ltd, Airdrie	Schedule of Rates
Provision of Scaffolding Services	Ayrshire Seamless Gutters, Kilmarnock; Dalriada Contracts, Kilmaurs; and SGB Contracts, Glasgow	Schedule of Rates
Environmental Cleaning Service Contract	LCS Kilmarnock	Schedule of Rates
Housing Attributes and Condition Survey Contract	David Adamson & Partners, Edinburgh	Schedule of Rates

The undernoted contracts were awarded to Building & Works in terms of the variation to Section 19(B) Direction by the Scottish Executive, namely:-

<b>CONTRACT</b>	<b>AMOUNT</b>
Re-roofing to Approximately 83 Houses, 2000/2001 Programme, Phase 1	£249,999.02

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